055.0	0002	0038.C	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,017,600	/	1,017,600
USE VALUE:	1,017,600	/	1,017,600
ASSESSED:	1,017,600	/	1,017,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40	R	DUDLEY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VALERI ROBERT E TRS--ETAL
Owner 2:	VALERI LORETTA J
Owner 3:	
Street 1:	PO BOX 532
Street 2:	
Twn/City:	WOBURN
St/Prov:	MA Cntry: Own Occ: N
Postal:	01801 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .108 Sq. Ft. of land mainly classified as Res. / Comm. with a Multi-Garden Building built about 1955, having primarily Brick Exterior and 3600 Square Feet, with 4 Units, 3 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	3285.100	465,010		247,310	712,320
316	1407.900	199,290		105,990	305,280
Total Card	0.108	664,300		353,300	1,017,600
Total Parcel	0.108	664,300		353,300	1,017,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 282.67 | /Parcel: 282.67

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 37061
GIS Ref:
GIS Ref:
Insp Date: 11/10/18

!4463!

PREVIOUS ASSESSMENT

Parcel ID: 055.0-0002-0038.C

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	013	FV	664,300	0	4,693.	353,300	1,017,600		Year end	12/23/2021
2021	013	FV	635,900	0	4,693.	353,300	989,200		Year End Roll	12/10/2020
2020	013	FV	635,700	0	4,693.	353,300	989,000	989,000	Year End Roll	12/18/2019
2019	013	FV	478,200	0	4,693.	353,300	831,500	831,500	Year End Roll	1/3/2019
2018	013	FV	478,200	0	4,693.	237,200	715,400	715,400	Year End Roll	12/20/2017
2017	013	FV	450,100	0	4,693.	227,100	677,200	677,200	Year End Roll	1/3/2017
2016	013	FV	450,100	0	4,693.	206,900	657,000	657,000	Year End	1/4/2016
2015	013	FV	403,900	0	4,693.	166,600	570,500	570,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	00:36:55

LAST REV

Date	Time
08/11/20	10:51:20
jorourke	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 4463

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	10075-162		7/11/1962			No	No		N

USER DEFINED

Prior Id # 1:	37061
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/26/2012	932	Inter Fi	110,000	C				RENOVATION OF FIRE
5/8/2012	583	Inter Fi	23,000					FRAMING ONLY AFTER
5/8/2012	584	Demoliti	4,750					AFTER FIRE

ACTIVITY INFORMATION

Date	Result	By	Name
8/11/2020	Mail Update	JO	Jenny O
11/10/2018	MEAS&NOTICE	CC	Chris C
2/27/2017	I & E Return	MM	Mary M
4/1/2016	I & E Return	MM	Mary M
1/3/2013	Info Fm Prmt	BR	B Rossignol
3/13/2009	Meas/Inspect	197	PATRIOT
4/26/2000	Measured	263	PATRIOT
12/1/1983		SL	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		4693		Sq. Ft.	Site		0	70.	1.08	11			Access	-10					353,298	316	30				353,300	

Total AC/HA:	0.10774	Total SF/SM:	4693	Parcel LUC:	013	Res. / Comm.	Prime NB Desc	ARLINGTON	Total: 353,298	Spl Credit	Total: 353,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	1 - 1 Story		
(Liv) Units:	4	Total:	4
Foundation:	6 - Slab		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:	21 - Conc. Block	30	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:	316	Alt %:	30
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.23333335
Const Adj.:	1.03584552
Adj $ / SQ:	229.958
Other Features:	182000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	816137
Depreciation:	151801
Depreciated Total:	664336

COMMENTS

INDUSTRIAL AREA; LLV 60% CONST. OFC & 2 BAY GARAGE; EXECUTIVE PLUMBING.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1									# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	10	BRs:	4	Baths:	3	HB	1					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

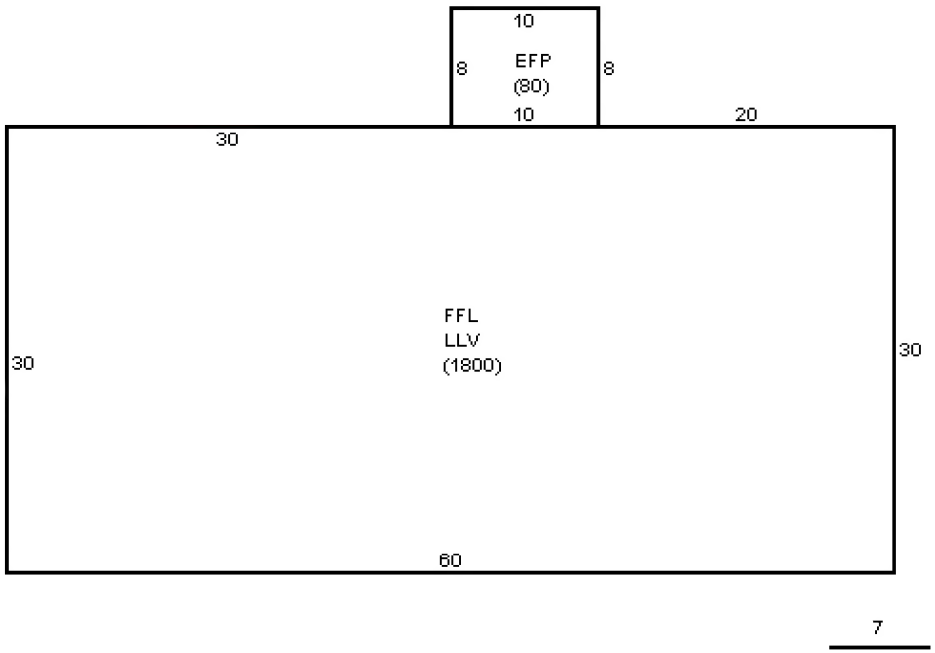
No Unit	RMS	BRS	FL
1	4	2	2
2	3	1	L
Totals			
3	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	229.96
Special Features:	0	Val/Su Net:	180.52
Final Total:	664300	Val/Su SzAd	369.06

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,800	229.960	413,924
LLV	Lower Level	1,800	119.520	215,137
EFP	Enclos Porch	80	63.450	5,076
Net Sketched Area:		3,680	Total:	634,137
Size Ad	1800	Gross Area	3680	FinArea 3600

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	30	A	1
LLV	100	WHS	70	A	1

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 055.0-0002-0038.C

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: